

Self Storage Conversion Opportunity



SELF STORAGE ADVISORS

Fully Entitled Self Storage Conversion Opportunity

308 Iowa Street
Sioux City, IA 51101

Presented by:

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LIST PRICE: \$1,250,000

INVESTMENT HIGHLIGHTS

- Fully entitled 57,500 +/- GSF self-storage conversion opportunity in downtown Sioux City
- City approval to build up to 49,082 RSF of 100% climate controlled units
- Located in an Opportunity Zone
- Phase 1 and 2 Environmental Site Assessments completed
- Existing freight elevator approved for use
- Population of 101,520 in a 5-mile radius
- Low supply: 4 SF of self-storage per capita in the 3-mile radius
- Located near many local businesses and residential density
- Includes a half-acre parking lot directly on the historic 4th Street with in-place signage

PROPERTY DETAILS

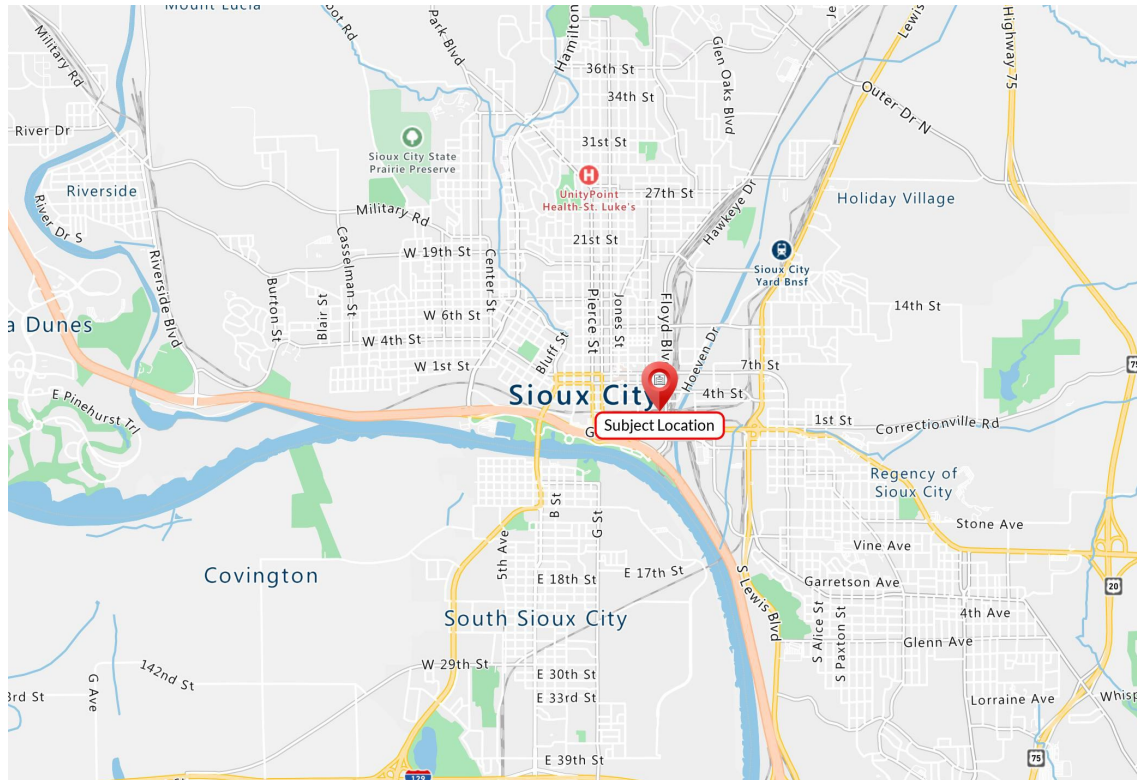
Gross SF: 57,500

Potential Rentable SF: 49,082

Year Built: 1900 & 1928

Acreage: 1.04





Argus Self Storage Advisors and Area CRE Services have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.